

The following report consisting of 9 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
10. Grant ingress/egress and utility easements to the public over the private and future or future streets.
11. Dedicate vehicular access rights to the rear of double frontage residential lots. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
12. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
15. Permission is granted to record large lots (20-acre or more) parcel map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Highway 138 to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 060022 (Rev.)

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TENTATIVE MAP DATED 02-01-2017
EXHIBIT "A" DATED 02-01-2017

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

HW IN

Prepared by Imelda Ng

Phone (626) 458-4921

Date 02-27-2017

pm60022L-rev7.doc

http://planning.lacounty.gov/case/view/specific_plan_no_02_232_centennial_specific_plan



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 060022

TENTATIVE MAP DATE: 02/01/2017

EXHIBIT MAP DATE: 02/01/2017

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

ms

Review by:

Wulong Truong

Date: 02/24/2017 Phone: (626) 458-4921

**County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803**

Tentative Tract Map _____ 60022 _____ Tentative Map Dated 2/1/17 (Rev./Exhib.) Parent Tract _____
 Grading By Subdivider? [N] (Y or N) _____ yd³ Location Quail Lake / West Antelope Valley APN _____
 Geologist _____ Geocon _____ Subdivider _____ Centennial Founders, LLC _____
 Soils Engineer _____ Geocon _____ Engineer/Arch. _____ PSOMAS _____

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

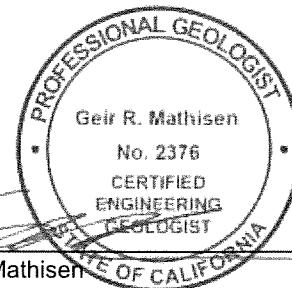
Geotechnical Report(s) Dated: 11/1/16 (Parcel Map with Geo Information), 10/19/09, 4/15/09

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
2. Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. At the grading plan stage, provide the report dates that have the mitigation for the hazard of liquefaction. Also indicate the lots subject to liquefaction.
4. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

Prepared by


 Jeremy Wan
 Soils Section

 Geir Mathisen
 Geology Section
Date 2/27/17Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 60022

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TENTATIVE MAP DATED 02-01-2017
EXHIBIT MAP DATED 02-01-2017

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:



Name Nazem Said Date 2/9/2017 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Parcel Map\PM 060022\TPM 060022\2016-09-19 TPM 060022 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
PARCEL MAP NO. 060022 (Rev.)

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TENTATIVE MAP DATED 02-01-2017
EXHIBIT "A" DATED 02-01-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide easements for all the future streets to the satisfaction of Public Works.



Prepared by Sam Richards
pm60022r-rev7.

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Date 02-27-2017

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
PARCEL MAP NO. 060022 (Rev.)

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TENTATIVE MAP DATED 02-01-2017
EXHIBIT "A" MAP DATED 02-01-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following item:

- Approved without conditions. This is a 20+ acres subdivision.



Prepared by Bereket Tadele
pm60200s-rev7.doc

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Date 02-22-2017

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
PARCEL MAP NO. 060022 (Rev)

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TENTATIVE MAP DATED 02-01-2017
EXHIBIT "A" MAP DATED 02-01-2017

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. This is a 5+ acres subdivision.

TK

Prepared by Tony Khalkhali
pm60022w-rev7.doc

Phone (626) 458-4921

Date 02-23-2017